

Huebner Med Center Plaza

9390 Huebner Road, San Antonio, TX 78240

Retail Leasing
Opportunity

Hazel Sky
VAPE & SMOKE



6 Time To 8
HABACHI • RAMEN • BENTO



Inline Space Available!



DOMINION
ADVISORY GROUP, INC.

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Property Highlights

Dominion Advisory Group, Inc. presents Huebner Med Center Plaza, a ±12,716 SF retail/service center with second-generation inline and endcap space available in one of San Antonio's most in-demand medical corridors. Current availabilities include 1,174 SF inline and 1,975 SF endcap space with a drive-thru, ideal for medical or food service use. Located near the South Texas Medical Center with access to over 35,000 healthcare professionals and visitors, the site enjoys 50,000+ daily vehicle traffic, ample parking, and high visibility. Suite 109 features a full kitchen with 10' vent hood, grease trap, two restrooms, large seating area, and equipment list available upon request.



DOMINION
ADVISORY GROUP, INC.

Commercial Real Estate Brokerage & Development
270 N. Loop 1604 East, Suite 150, San Antonio, TX 78232
Phone: (210) 308-6288

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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Property Highlights

- **2nd GEN SPACE AVAILABLE: 1,174 SF Inline Available!**
- +/- 12,716 SF total center
- Prime retail/service space in high-demand medical corridor (>35k people med center surroundings)
- Excellent access with strong ingress/egress and ample surface parking and signage opportunities
- High visibility corner; 50k+ daily vehicle traffic



Space Available: 1,174 SF of Inline

Demographics

	1 Mile	3 Mile	5 Mile
Population	16,222	138,929	335,324
Avg. Household Size	2.03	2.17	2.33
Household Income	\$59,498	\$59,395	\$63,777
Median-Age	33.0	34.3	35.1

Desired Uses

Service	Restaurant
Retail	Medical/Dental

Tenants



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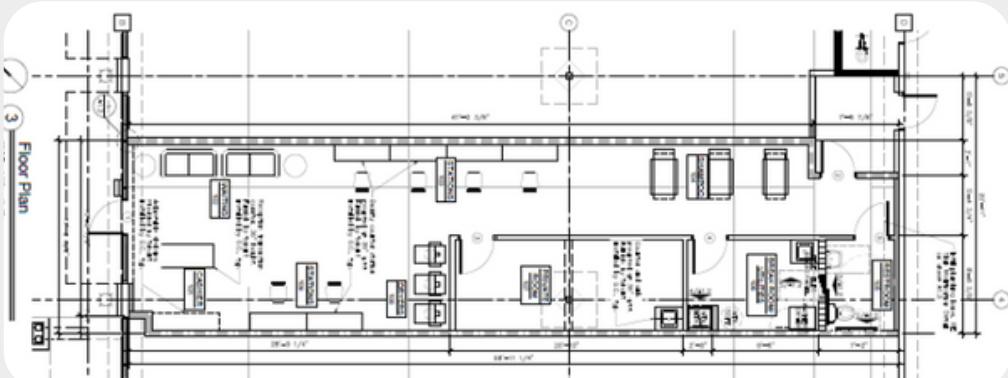
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Huebner Med Center Plaza

9390 Huebner Road, Suite 107, San Antonio, TX

Suite 107 - FORMER HAIR SALON 1,174 SF



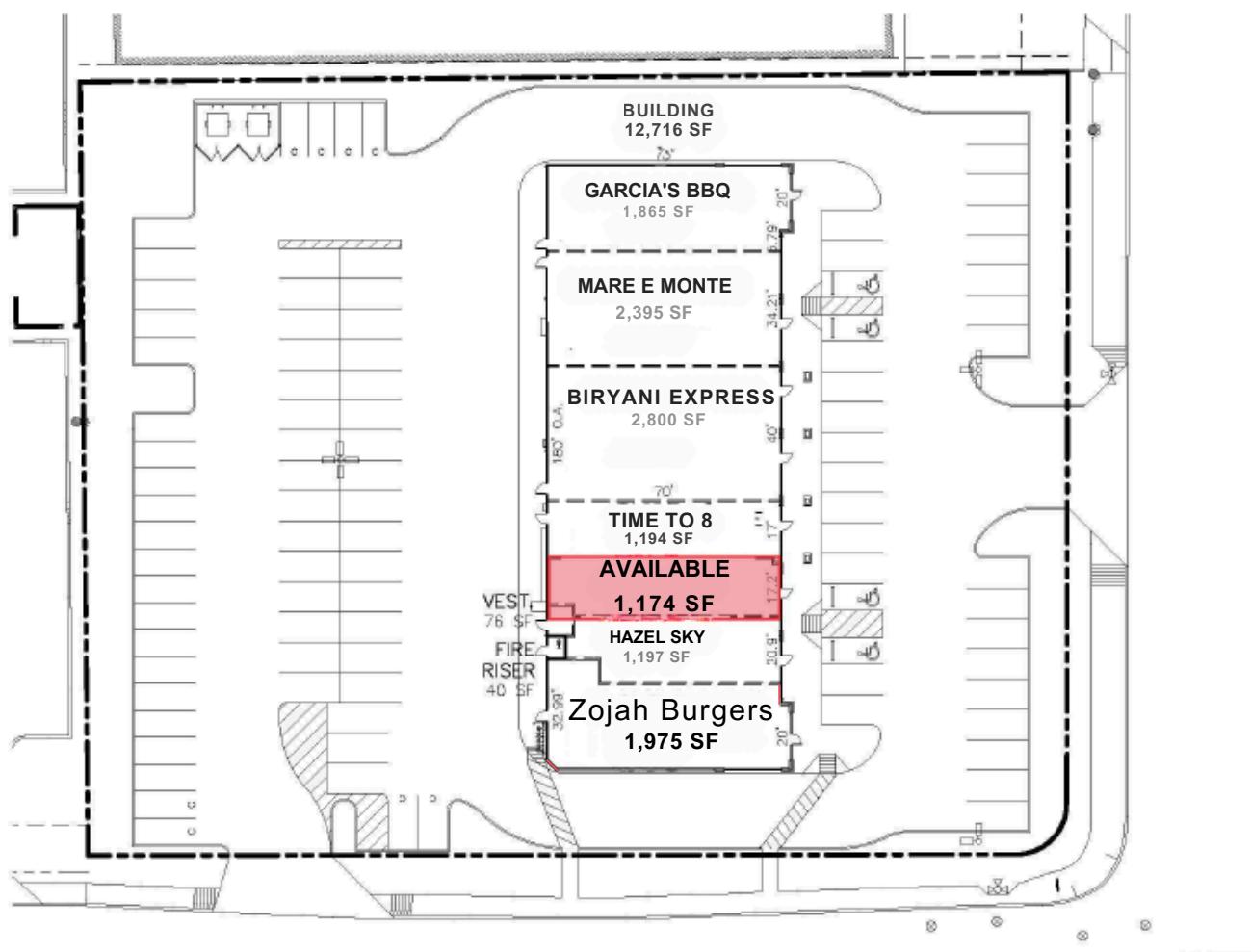
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3-Mile Demographics

Business



6,350

Total Businesses



107,674

Total Employees

Key Facts



2.17

Avg. Household Size

138,929

Population



34.3

Median Age

Education



20.0%

HS Graduate

30.3%

Some College & Associates

42.8%

Bachelors+

Employment



White Collar

72.6%



Blue Collar

13.7%



Services

16.3%



3.6%
Unemployment Rate

Income



\$32,205

Median Net Worth



\$59,395

Median Household Income



\$37,475

Per Capita Income



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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n/a	n/a	n/a	
Buyer/Tenant	/	Seller/Landlord Initials	Date